

# \$314,998 - 3305, 115 Prestwick Villas Se, Calgary

MLS® #A2232983

**\$314,998**

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to one of the most complete and stylish units in the complex! This move-in ready, upgraded 2-bedroom, 2-bathroom condo offers a rare combination of features that are hard to find all in one place: wall-mounted AC, a corner fireplace, and a titled underground parking stall making it a true full-package home.

Situated on the 3rd floor with beautiful morning light, this thoughtfully designed unit features soundproof, water-resistant vinyl plank flooring in the living room, brand-new carpet in the bedrooms, and tile flooring in the kitchen and bathrooms. Freshly painted in a soft, neutral tone, it offers a bright and welcoming atmosphere throughout.

The kitchen includes stainless steel appliances, granite countertops, crisp off-white cabinets, and a bonus pantry cupboard. Step onto your private balcony - ideal for morning coffee or evening relaxation.

You'll enjoy comfort year-round with central heating, wall-mounted AC, and a cozy fireplace. There's also in-suite laundry with extra shelving - great for added storage or hanging clothes.

This pet-friendly complex (with board approval) includes an assigned storage locker and is in a superb location - just steps from McKenzie Towne School, transit stations, and the



shopping plaza on 130th Avenue. You're also within walking distance to parks, open fields, and walking paths - perfect for your morning jog or spending time with your pet.

With quick access to both Deerfoot and Stoney Trail, commuting anywhere in the city is effortless.

Whether you're a first-time buyer, downsizer, or investor - this home checks all the boxes and is move-in ready. Opportunities like this donâ€™t come up often - donâ€™t miss your chance and book your showing today.

Built in 2012

### Essential Information

MLS® #	A2232983
Price	\$314,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3305, 115 Prestwick Villas Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M7

### Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Snow
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	Removal, Storage, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner, Electric Range
Heating	Hot Water, Natural Gas, Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame, Stone

## Additional Information

Date Listed	June 21st, 2025
Days on Market	78
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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